

CHAPTER 5

MINIMUM IMPROVEMENTS

Sec. 5.01. STREET AND ROAD IMPROVEMENTS. All streets, roads and public ways within the subdivision shall be graded to the standards described in Resolution No. 3039 or in Chapter 4 of these regulations and shall be surfaced as follows:

(a) When streets and roads are located within a platted area where the average lot size is one-half (1/2) acres or less, or where there are two or more dwelling units per acre, such roads shall be constructed in accordance with the City of Lincoln standards and regulations for residential streets and shall include curb and gutter.

(b) When streets and roads are located within a platted area where the average lot size is less than 3.0 acres, but more than one-half (1/2) acre, such roads shall be hard surfaced with with a type of material and thickness as specified by the Lancaster County Engineering Department. However, where additional traffic is anticipated, the County Engineer may specify other surfacing and an increase in thickness. (Resolution #R-05-0037; March 29, 2005; Resolution #R-01-5; January 30, 2001)

(c) Streets and roads located in platted areas which are not included in (a) or (b) above shall be surfaced with three (3) inches of crushed rock embedded into the subgrade during construction and one (1) inch of gravel. The crushed rock and the gravel shall conform to Section 1033 of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units). (Resolution #R-01-5; January 30, 2001)

Construction procedures for streets and roads shall conform to subsections 204.01, 204.02 and 204.03 for Class III embankments of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units). The required density shall be ninety-five percent (95%) for gravel surface and one hundred percent (100%) for paved surface of the maximum dry density, and required moisture content shall be between optimum and optimum plus two percent (2%). (Resolution #R-01-5; January 30, 2001)

All construction shall be subject to inspection and approval by the County Engineer. (June 26, 1990; Resolution No. 4653).

Sec. 5.02. SIDEWALKS. When required by the Board, Portland concrete sidewalks four (4) inches thick and four (4) feet wide shall be constructed on both sides of all highways, roads, or streets within or adjacent to the subdivision. Sidewalks not within a highway, road, street, or pedestrian way easement may be constructed of other material with the Board's approval. All construction shall be subject to inspection and approval by the County Engineer.

Sec. 5.03. WATER SUPPLY. (a) Where a public water supply approved by the County is reasonably available, each lot within the subdivision area shall be provided with a connection to such water supply. Fire hydrants may be required to be installed in such subdivisions.

(b) In all other subdivisions individual water well systems or a community water system shall be installed in such a manner that an adequate supply of potable water meeting the current standards of the Department of Health of the State of Nebraska for drinking purposes is available to every lot within the subdivision at the time improvements are erected

thereon. All such individual water well systems shall be constructed in compliance with the rules and regulations of the Health Department. A community water system shall be constructed in accordance with the rules and regulations for community water supply systems of the State of Nebraska. The Health Department shall review the plans to verify the proposal complies with the rules and regulations.

(c) In any subdivision where a community water system other than a rural water district is used, the subdivider, his/her successors and assigns, shall enter into an agreement with the Board whereby the operation and maintenance of the community water system shall be in compliance with the rules and regulations for public water supply systems of the State of Nebraska, a permit to operate the system has been received from the State of Nebraska, and the operator of the system possesses a certificate of competency issued by the State of Nebraska.

Sec. 5.04. WASTEWATER DISPOSAL. (a) All lots in the subdivision shall connect to the public wastewater collection system if the system is reasonably accessible. Each lot not having reasonable access to the public wastewater collection system and a community wastewater treatment facility complying with the rules and regulations of the Health Department and the State of Nebraska, or an individual wastewater system complying with the rules and regulations of the Health Department shall be provided.

(b) In a subdivision where more than four (4) lots of three (3) acres in size or less are created for building purposes, a community wastewater collection system shall be required to serve all the lots within the subdivision. Connection from such a system shall be made to a community wastewater treatment facility. All community wastewater systems shall comply with the rules and regulations of wastewater treatment works of the State of Nebraska. The plans of such system shall be reviewed by the Health Department to verify that the proposal complies with the rules and regulations.

(c) Where the lot area is adequate, an individual wastewater system may be permitted if each disposal system is in conformance with Resolution No. 2832 or as amended and is approved by the City-Council Health Department and is not in conflict with the above subsection (b).

(d) In any subdivision where a community wastewater system is required, the subdivider, his/her successors and assigns, shall enter into an agreement with the Board whereby the operation and maintenance of the community wastewater system shall be in compliance with the rules and land regulations of wastewater treatment works of the State of Nebraska, a discharge permit has been received from the State of Nebraska, and the operator of the system has been trained to operate the system and possesses a certificate of competency issued by the State of Nebraska.

Sec. 5.05. DRAINAGE. Storm drain pipes, culverts, ditch liners and other drainage facilities shall be installed as per the approved drainage study. The minimum size for a driveway culvert pipe shall be eighteen (18) inches in diameter and twenty-four (24) feet in length. The minimum size for a street or road culvert pipe shall be twenty-four (24) inches in diameter and the length necessary to meet "embankment" and/or "skew" requirements. All pipe drainage structures shall be constructed of new corrugated metal conforming to Section 719 and

Section 724 of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units), and shall have a minimum of one (1) foot of cover. All spiral corrugated metal pipe used for drainage shall have annular corrugations at each end of the pipe section, and manufactured with a continuously welded seam. Such construction shall be subject to inspection and approval of the County Engineer. (June 26, 1990; Resolution No. 4653).(Resolution #R-01-5; January 30, 2001)

Sec. 5.06. LAND PREPARATION AND GRADING. Any cut, fill, and compaction of land within, and if applicable, adjacent to the subdivision, shall be accomplished to control erosion and sedimentation during and after land preparation. The subdivider, his/her successors and assigns shall provide for disturbing only the areas needed for construction; removing only those trees, shrubs, and grasses that must be removed by construction, installing required sediment basins and diversion dikes before disturbing the land that drains into them, and temporarily stabilizing each segment of graded or otherwise disturbed land by seeding and mulching or by other approved methods. As land preparation is completed, the subdivider, his/her successors and assigns shall permanently stabilize each segment with perennial vegetation and structural measures. Diversion dikes and sediment basins shall be leveled after areas that drain into them are stabilized, and permanent vegetation shall be established on those areas. Sediment basins that are to be retained for storm water detention shall be seeded to permanent vegetation no later than nine (9) months after completion of the sediment basins and shall be permanently maintained by the subdivider or his/her successors and assigns. The land shall be graded and shaped as per the approved grading plan. Grading and erosion control shall be subject to inspection and approval of the County Engineer.

Sec. 5.07. TEMPORARY TURNAROUND AND BARRICADES. A thirty (30) foot radius surfaced temporary turnaround shall be constructed at the end of all temporary dead-end streets and roads which extend more than one hundred fifty (150) feet beyond the nearest intersection with another street, road, or private roadway. In addition, a permanent barricade shall be erected, as outlined in the Manual on Uniform Traffic Control Devices (1988 Edition), paragraph 6C-8. The temporary turnaround and barricade shall be removed when the temporary dead-end street or road is extended therefrom. (June 26, 1990; Resolution No. 4653). (Resolution #R-01-5; January 30, 2001)

Sec. 5.08. STREET NAME AND TRAFFIC CONTROL SIGNS. The design, location and installation of all street signs designating the name of streets, roads, private roadways, and traffic control signs shall be approved by the County Engineer.

Sec. 5.09. SEEDING AND EROSION CONTROL. All streets, roads, and public ways within the subdivision shall be seeded and shall conform to the requirements of Subsections 803, 804 and 805 of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units). Graded and other disturbed land shall be stabilized to prevent damage to them during construction. (This section added by the Board of County Commissioners on June 26, 1990; Resolution No. 4653). (Resolution #R-01-5; January 30, 2001)